City Council Atlanta, Georgia

03-0-1077

SUBSTITUTE ORDINANCE BY: ZONING COMMITTEE

Z-03-39/Z-84-78

AN ORDINANCE TO AMEND ORDINANCE Z-84-78. ADOPTED BY CITY COUNCIL NOVEMBER 5, 1984 AND APPROVED BY THE MAYOR NOVEMBER 8. 1984 REZONING FROM THE C-2 (COMMERCIAL SERVICE) DISTRICT TO THE I-1-C (LIGHT INDUSTRIAL CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 2441 CHESHIRE BRIDGE ROAD, N.E., FOR THE PURPOSE OF APPROVING A CHANGE OF CONDITIONS AND A REVISED SITE PLAN. OWNER: UVAG REALTY PARTNERSHIP

APPLICANT: HR INVESTMENT PARTNERS, LLC

BY: NATHAN V. HENDRICKS, III

NPU-F

COUNCIL DISTRICT 6

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That Ordinance Z-84-78, adopted by City Council November 5, 1984 and approved by the Mayor November 8, 1984 rezoning from the C-2 (Commercial Service) District to the I-1-C (Light Industrial-Conditional) District, property located at 2441 Cheshire Bridge Road, N.E., is hereby amended by deleting all existing conditions governing the development of this property.

SECTION 2. That the attached "Conditions for Z-03-39/Z-84-78" shall be substituted in lieu of the original conditions controlling the development of this property.

SECTION 3. That a copy of Ordinance Z-84-78 is hereby attached for reference purposes.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Marka Dauphin Johikson Municipal Clerk, CMC

ADOPTED by the Council APPROVED by the Mayor

September 2, 2003 September 10, 2003



Conditions for Z-03-39/Z-84-78

- 1. The subject property shall be restricted to the following permitted principal uses and structures:
- (2) Banks, savings and loan associations, and similar financial institutions.
- (4) Business service establishments, including those providing duplicating, printing, maintenance, communications, addressing, mailing, bookkeeping, or guard services.
- (5) Churches, synagogues, temples and similar worship facilities.
- (6) Eating and drinking establishments, including drive-in's; catering establishments, delicatessens, bakeries.
- (9) Offices, clinics (including veterinary), laboratories, studios.
- (11) Professional and personal service establishments.
- (12) Recreational establishments.
- (14) Retail establishments, including those with sales or display lots or storage lots.
- (15) Sales and leasing agencies for a new and uses passenger automobiles, bicycles, mopeds and commercial vehicles.
- (16) Service station; car washes.
- (18) Structures and uses required for operation of MARTA or a public utility, including uses involving extensive storage and railway rights-of-way and yards.
- (19) Trade schools, colleges and universities.
- (20) Warehousing, storage facilities, distribution centers.
- (22) Hotels.
- (23) Conversion of existing industrial buildings to multi-family dwellings.
- 2. The following uses shall also be permitted subject to the limitations given herein:
 - a. Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging, or treatment of articles, foods, components, products, clothing, machines and appliances and the like, where character of operations, emissions and byproducts do not create adverse or visual effects beyond the interior of the building on the premises.
 - b. Activities associated with repair garages, paint and body shops, welding shops shall be conducted within the building located on the property. Any overnight storage of vehicles being repaired shall be to the rear of the property and totally screened from the view of any adjacent properties.

- 3. The subject property shall be restricted to the following special use permits:
 - (c) Outdoor amusement enterprises, exhibits, entertainments, meetings displays or sales areas or outdoor areas for religious ceremonies of 90 days or more duration.
 - (g) Bingo parlors.
 - (i) Single-room occupancy residences (SROs).
 - (i) Roominghouses.
- 4. The subject property shall be restricted to the following special administrative permits:
 - (a) Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas or outdoor areas for religious ceremonies of less than 90 days' duration.

AN ORDINANCE BY! TONING COMMITTEE

Z_84-78

Date Filed: 8/13/84

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection herewith be changed so that the following property located at 2441 Cheshire Bridge Road, N.E.

be changed from C-2 (Commercial Service)
District to I-1-C (Light Industrial-Conditional)
District, to wit:

ALL THAT THACT or parcel of land lying and being in Land Lot 6 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

See attached legal description

SECTION 2. That this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta entitled "Conditional Development" and the Building Inspector shall issue a building permit for the development of the above described property only in compliance with the following conditions: NOTE: The conditional site plan hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Atlanta Board of Zoning Adjustment.

See attached conditions for Z-84-78

SECTION 3. That the maps referred to, now on file in the Office of the Clerk of Council, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

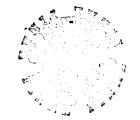
(3/12/84)

Z-03-39/2-84-78

A true and correct copy,

DEPUTY CLERK OF COUNCIL

ADOPTED by Council November 5, 1984 APPROVED by Mayor November 8, 1984



LEGAL DESCRIPTION

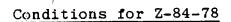
All that tract or parcel of land lying and being in land Lot 6 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the easterly right-of-way of Cheshire Bridge Road, said point being 192.5 feet northerly from the northern right-of-way of Sheridan Road; thence N 06° 50' 06" W, along the eastern right-of-way of Cheshire Bridge Road a distance of 178.85 feet to a point; thence N 06° 58' 44" E, along the eastern right-of-way of Cheshire Bridge Road a distance of 74.73 feet to a point marked by an iron pin; thence N 88° 24' 41" E, a distance of 481.62 feet to a point marked by an iron pin; thence S 01° 52' 47" E, a distance of 250.00 feet to a point marked by an iron pin; thence S 88° 10' 25" W, a distance of 477.67 feet to a point marked by an iron pin and the Point of Beginning.

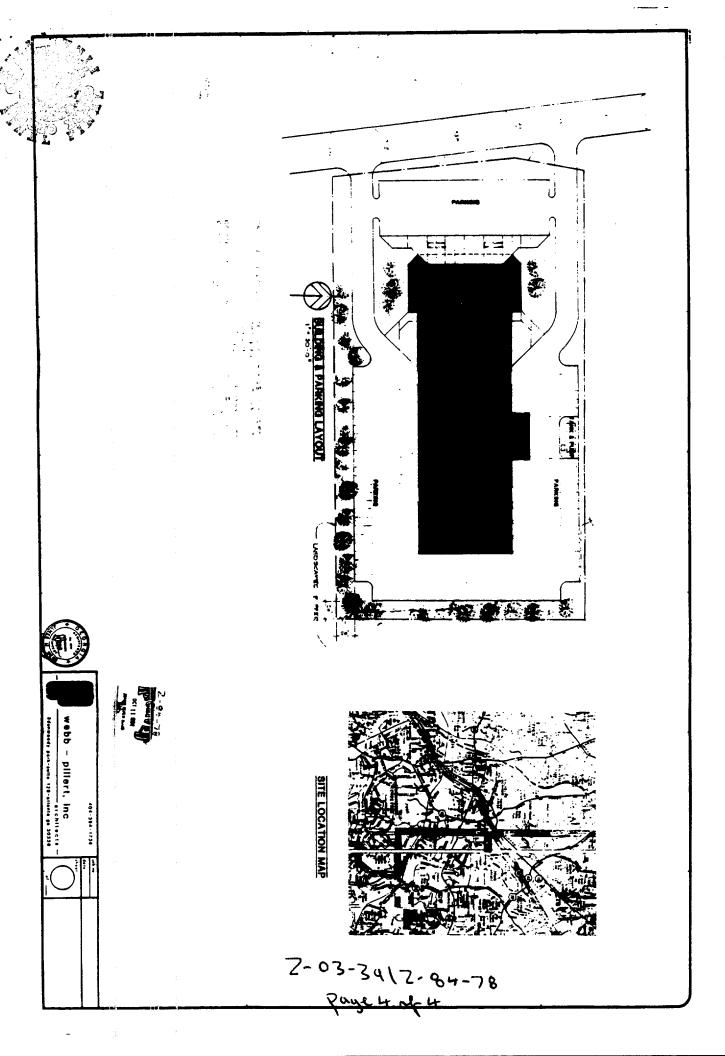
Said tract containing 2.800 acres.

Z-84-78

7-03-39/2-84-78



- 1. Site plan entitled "Building and Parking Layout" prepared by Webb-Pillert, Inc., Architects, undated, and marked received by the Zoning Review Board October 11, 1984.
- 2. The subject property is to be used only for the purpose shown on the above referenced plan and as represented by the applicant before the Zoning Review Board.
- 3. There are to be no adult businesses located on this property.



Atlanta City Council

Regular Session

MULTIPLE

03-0-0389;03-0-0847;03-0-1077;03-0-1079

ADOPT ON SUB

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0

ABSENT 0

Y Smith Y Archibong Y Moore Y Mitchell Y Starnes Y Fauver Y Martin Y Norwood Y Young Y Shook Y Maddox Y Willis Y Winslow NV Muller Y Boazman NV Woolard

03- 0 -1077	First Reading Committee	ading Sun	COUNCIL ACTI
(Do Not Write Above This Line)	Chair Chair	(6, deal	2nd 1st & 2nd 3rd
	Committee	Committee	□Consent □V Vote ☑RC Vote
	1 Sans 272,03	Date	CERTIFIED
AN ORDINANCE Z-03-39/Z-84-78 BY: ZONING COMMITTEE	Chair	Chair	
AN ORDINANCE TO AMEND ORDINANCE	Fav, Adv, Held (see rev. side)	Action: Fav, Adv, Held (see rev. side)	
NOVEMBER 5, 1984 AND APPROVED BY THE MAYOR NOVEMBER 8, 1984	Cil sinchtite	Others	
REZONING FROM THE C-2 (COMMERCIAL SERVICE) DISTRICT TO	N Members	Members	SEP 0.2 2003
THE I-1-C (LIGHT INDUSTRIAL-CONDITIONAL) DISTRICT, PROPERTY COATED AT 2441 CHESHIRE RRINGE	School Hall		ATLANTA CITY CONTINOIL PRESIDENT
ROAD, N.E., FOR THE PURPOSE OF APPROVING A CHANGE OF	The State of the S		Latter la. Worland
CONDITIONS AND A REVISED SITE PLAN: OWNER: UVAG REALTY PARTNERSHIP	Refer To	Refer To	
APPLICANT: HR INVESTMENT PARTNERS, LLC			
BY: NATHAN V. HENDRICKS, III NPU-F COUNCIL DISTRICT 6	Committee	Committee	
ADOPTED BY	Date	Date	SEP 0 2 2003
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COUNCIL	Actions Fav, Adv, Held (see rev. side)	Actions Fav, Adv, Hold (see rev. side)	
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REGULAR REPORT REFER ADVERTISE & REFER	Members	Members	9
1st ADOPT 2nd READ & REFER			M. C. Line
21/03			Johnson Market
AB & Zaring			
	Refer To	Refer To	
			A CONTRACTOR OF THE CONTRACTOR